



FOR SALE / LEASE

1632 NW THURMAN ST

PORTLAND, OR 97209

TYLER COLLINS

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

1632 NW Thurman Street offers a 5,000 SF freestanding building in Portland's Pearl District, improved with a fully built-out restaurant and commercial kitchen. 1,650 SF of front-of-house space and 3,350 SF of kitchen/production space, with polished concrete floors, high ceilings, a Type 1 hood system, grease trap, walk-in cooler/freezer, and three roll-up garage doors.

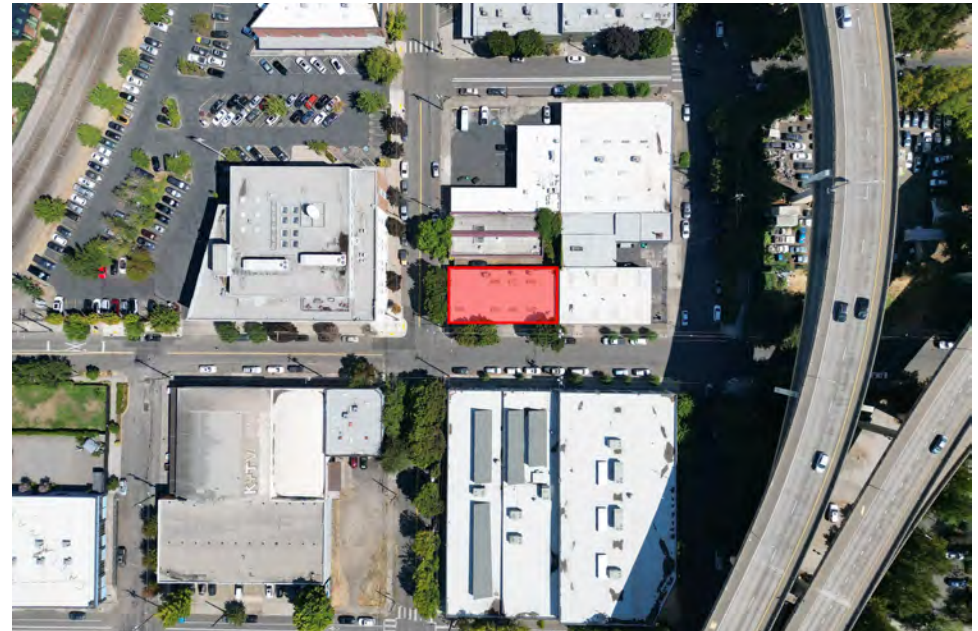
Zoned IG1 (General Industrial), the building also supports light industrial, production, or creative/flex uses. The site offers direct street frontage and quick access to the Fremont Bridge/I-405 interchange. It sits in a dense, walkable pocket of the Pearl District near multifamily housing, established restaurants, and daily retail. With renovated infrastructure already in place, a buyer or tenant avoids significant TI costs and can move a new concept forward quickly.

PROPERTY HIGHLIGHTS

- 5,000 SF freestanding building, fully built-out restaurant/commercial kitchen (1,650 SF FOH, 3,350 SF kitchen)
- Polished concrete floors, Type 1 hood, grease trap, 3 roll-up doors
- Zoned IG1 — flexible for food/beverage, industrial, or creative use
- Pearl District location with street frontage and quick I-405 access

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lease Rate:	Call Brokers for Rate
Available SF:	5,000 SF
Lot Size:	4,992 SF
Building Size:	5,000 SF



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LOCATION OVERVIEW

1632 NW Thurman Street sits at the northern edge of Portland's Pearl District, with direct street frontage and quick access to the Fremont Bridge/I-405 interchange. The surrounding blocks are dense with apartments and condos, feeding steady foot traffic to nearby restaurants and retailers like Lucky Labrador Beer Hall, AFURI Ramen, Besaw's, New Seasons Market, and Trader Joe's. The area also scores strongly for walkability, biking, and transit access, and sits close to The Fields Park, fitness studios, and entertainment venues like Cinema 21. For a food or beverage concept, the site pairs an established commercial kitchen build-out with a neighborhood that already supports a strong restaurant scene.


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